



BOARD REPORT

REPORT No.: 2025-47

MEETING DATE: DECEMBER 11, 2025

SUBJECT: NIPIGON DIRECT-OWNED HOUSING PROPERTY OPTIONS UPDATE

RECOMMENDATION

For information only.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with an updated report for the direct-owned properties in Nipigon, Ontario that are currently vacant and undeveloped.

BACKGROUND

At the September 18, 2025 Board meeting, the Board received Report No.: 2025-25 outlining recommendations related to three vacant properties in Nipigon. Administration recommended engaging consultants to establish design drawings to develop the 170 Wadsworth property with a triplex containing three one-bedroom units that are fully accessible, along with a Class B cost estimate. Further, a recommendation to list the remaining two vacant properties for sale was put forward. An updated report to the Board was to be provided at the December 2025 meeting.

COMMENTS

A preliminary design for 170 Wadsworth has been created by Administration, to fit a triplex development to the property. An external firm has been engaged to establish a complete building permit drawing package. Once this is complete, a Class B cost estimate will be secured to enable a full package to be presented to the Board for consideration at a future meeting.

As directed by the Board, Administration listed the vacant properties at 168 Wadsworth and 167 Greenmantle for sale. This did not result in offers meeting the approved threshold, as a result these properties will be retained in the TBDSSAB portfolio for future consideration.

STRATEGIC PLAN IMPACT

This report supports the previous TBDSSAB Strategic Plan vision of establishing flexible, inclusive services through the provision of relevant diverse housing support, and the current TBDSSAB Strategic Plan visions of humanizing human services and providing safe, affordable, agency-supported housing.

FINANCIAL IMPLICATIONS


There are no immediate financial implications related to this report. The financial implications will be presented to the Board in a subsequent report.

CONCLUSION

It is concluded that Administration will continue to engage with the development plans for a triplex containing three one-bedroom units that are fully accessible on the 170 Wadsworth Street property. The completed plan, along with a Class B cost estimate, will be presented to the Board at a future meeting.

REFERENCE MATERIALS

None

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